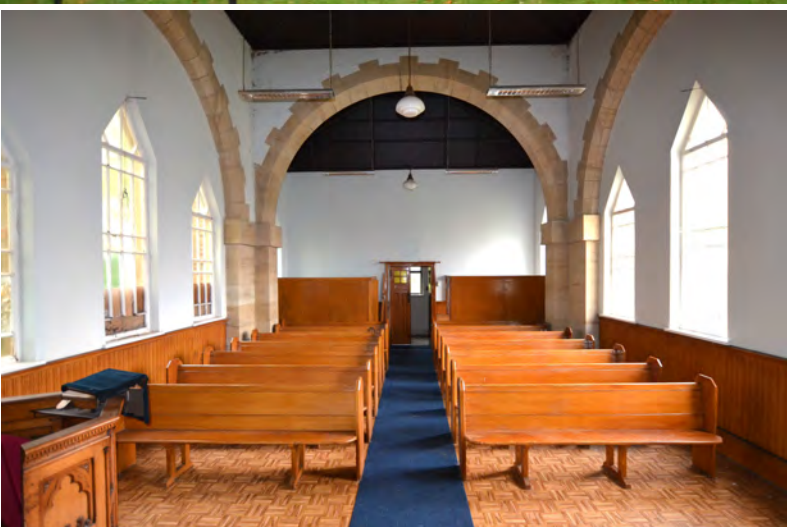




ALLIED
SURVEYORS
SCOTLAND

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

St Ninian's Way Church, Blackness, Linlithgow, EH49 7NF

- ✔ Former non-listed church (class 10 use) set within generous grounds
- ✔ Close to Blackness Castle made famous by the television series Outlander
- ✔ May suit alternative uses such as Class 1A or Class 3, subject to planning
 - ✔ Additional land available through separate negotiation
 - ✔ Approximate Gross Internal Area of 87.2 sq m (939 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED SURVEYORS SCOTLAND

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com

LOCATION

The village of Blackness is located approximately 17 miles north-west of Edinburgh on the banks of the Firth of Forth. It benefits from being less than 2 miles from the M9 and is 4 miles north of Linlithgow.

St Ninian's Way Church is the first landmark you see when driving into Blackness as it overlooks the village alongside its War Memorial. Popular with walkers and cyclists, the church is located on National Cycle Route 76 and John Muir Way.

The main road winds down to the harbour with local amenities including The Lobster Pot restaurant (named Best Seafood Restaurant in Scotland 2025).

Blackness Castle and the surrounding area has been used as a setting for several films and television series including Hamlet, Ivanhoe and, most famously, Outlander. This has led to a significant increase in tourists coming to the village, with the castle receiving 80,000 visitors a year.

DESCRIPTION

The subjects comprise a detached, non-listed church set in generous grounds (see red section on the plan) extending to approximately 1,100 sq m (0.27 acre). It is only a short walk from the shores of Blackness.

Internally, the church comprises a small entrance hallway leading through to one main hall with a small altar to the front. There is a single WC just off the entrance foyer.

With the limited number of amenities in the village, the church may now lend itself to alternative uses such as: café, retail/farm shop, office or studio, subject to planning.

Street parking is currently available on the street.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

87.2 sq m (939 sq ft)

RENT

Our client is seeking rental offers over £14,000 per annum to grant a new lease for the church.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com

ADDITIONAL LAND

As evidenced by the site plan provided, the blue area indicates additional land to the side and rear of the church extending to approximately 1,685 sq m (0.41 acre). Consideration will be given to a lease or sale of this land with potential uses including a commercial car park or new building, subject to planning.

TOWN PLANNING

The subjects currently benefit from Class 10 (non-residential institutions) suitable for creche, day nursery, day centre, educational establishment, museum, art gallery or public library.

Alternative uses may be possible subject to securing the necessary planning consent. Interested parties should contact the planning department of Falkirk Council.

TERMS

The subjects are available for lease on flexible terms for a term to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £3,950 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains drainage, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

LEGAL COSTS

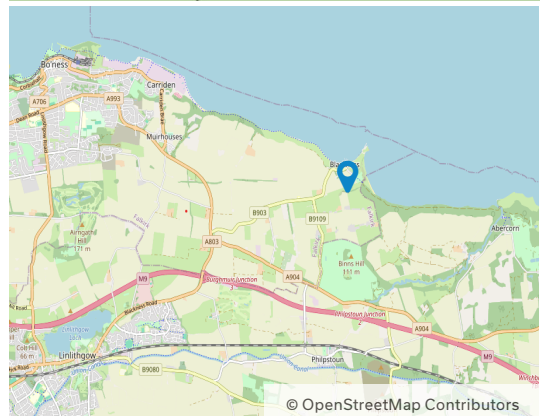
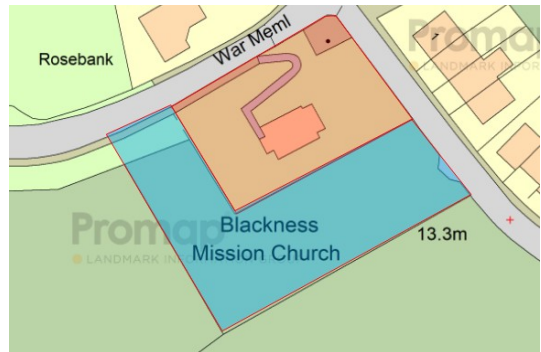
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017.

ENTRY

Upon completion of a formal missive under Scots Law.



© OpenStreetMap Contributors